

# staniford grays



49 Mill Road, Swanland, HU14 3PJ

£524,950









# 49 Mill Road

Swanland, HU14 3PJ

- HIGHLY SPECIFIED PROPERTY
- SOUTH FACING GARDENS
- OPEN FIELD VIEWS
- 3 YEARS REMAINING ON BUILD WARRANTY
- FOUR DOUBLE BEDROOMS
- MODERN PRESENTATION
- TWIN BI-FOLDING DOORS
- GENEROUS DRIVEWAY AND DEDICATED GARAGE
- OPEN PLAN LAYOUT
- THREE BATHROOMS + W.C.

MODERN DETACHED HOME, WITH 4 DOUBLE BEDROOMS AND OPEN FIELD VIEWS.

Boasting an enviable location on the outskirts of Swanland village with full south facing views to the open fields is this well positioned detached, dormer bungalow of contemporary appeal offering a unique purchase opportunity for a range of profiles.

The well specified interior throughout places an emphasis upon the versatile living space suitable for a number of applicant profiles taking full advantage of the rear facing views.

The versatile and generously appointed living space comprises; Reception Hallway, Reception Lounge with the heart of the home being an open plan dayroom with bi-folding doors, maximizing the south facing garden views and well specified kitchen with bi-folding doors also. A ground floor bedroom and en-suite shower room offers complete flexibility, Utility Room and Cloakroom W.C.

To the first floor level a Master Bedroom with en-suite provision leads from a central landing with a further two double bedrooms and House Bathroom.

Attractively designed and finished in a contemporary style with a rendered facade set upon generous plot with dedicated parking and garaging.



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## GROUND FLOOR

### ENTRANCE HALL

A welcoming entrance to this impressively styled and immaculately appointed family home, with hardwood oak front doorway and complementary glazed panel to side, wall mounted alarm console, underfloor heating throughout the ground floor level, tiled coverings and oak internal doors, inset spotlights to ceiling. A storage cupboard is also accessed from the inner hallway housing auxiliaries for the underfloor heating manifold and telecommunications systems. Staircase approach to first floor level with oak balustrade and newel post, with access provided to reception spaces and ground floor bedroom.

### RECEPTION LOUNGE

20'8" x 11'7" (6.30m x 3.54m)  
With two uPVC double glazed windows to the front outlook, used by the vendors as a formal reception space with full front facing outlook to the private garden, and suitably sized to accommodate a furniture suite, wall light points. A central focal point is provided via granite hearth and surround with electric fire.

### DAYROOM

17'5" x 11'6" (5.31m x 3.51)  
A most impressive open-plan dayroom/ Kitchen space with full garden views via an impressive set of bi-folding doors with access provided to the terrace and gardens beyond.

### OPEN PLAN DINING KITCHEN

21'0" x 12'9" (6.41m x 3.91m)  
The well appointed and contemporary styled kitchen is at the forefront of high quality kitchen design and made and installed by Nobilia and benefits from a number of well designed features including dedicated kitchen island and breakfast bar with inset induction hob and ceiling suspended extractor canopy, integrated appliances include a Neff mid-level double oven, integrated fridge freezer, integrated dishwasher, inset sink and drainer with contemporary style mixer tap, larder style drawers and pan drawers. Fully appointed in a modern style finish with complementary work surfaces and full height upstands. uPVC double glazed window to side and inset spotlights to ceiling. The open plan nature of the room provides generous space for a dining table and furniture suite and genuinely serving as the heart of this family home with garden views via bi-folding doors.

### UTILITY ROOM

7'4" x 8'8" (2.26m x 2.66m)  
With uPVC double glazed access door to side, fitted with complementary wall and base units with sink and drainer, plumbing for washing machine and inset spotlights to ceiling.

### W.C.

With uPVC privacy window to side elevation, appointed with contemporary sanitaryware including white basin inset to vanity unit, low flush w.c, wall tiling and contrasting floor tiling.

### GROUND FLOOR BEDROOM

15'10" x 8'7" (4.83m x 2.64m)  
Of double bedroom proportions with uPVC double glazed window to front garden outlook, wall light points, leads to...

### ENSUITE SHOWER ROOM

Immaculately appointed throughout with tiling to wall and floorcoverings, benefiting from a full height walk-in double shower cubicle with fitted wall console and rainfall shower head and also alternate shower head, inset basin to vanity unit and concealed cistern w.c, electric shaver point, heated towel rail, inset spotlights to ceiling, uPVC window to the rear.

### FIRST FLOOR



#### LANDING

with access to 3 double bedrooms and house bathroom and storage cupboard.

#### PRINCIPLE BEDROOM

13'1" x 15'10" (4.01m x 4.85m)  
With uPVC double glazed dormer style windows to the elevated rear outlook, with excellent room proportions throughout, wall light points.

#### ENSUITE SHOWER ROOM

Smartly appointed in a modern style, with low flush w.c, inset basin to vanity unit, raised shower cubicle with wall mounted console and rainfall shower head and alternate shower head, electric shaver point, heated towel rail, tiling to splashbacks, Velux rooflight, LVT flooring.

#### GUEST BEDROOM+ STORAGE

18'8" x 12'0" + 5'10" x 11'8" (5.71m x 3.66m + 1.78m x 3.58m)  
Of an excellent size and of double bedroom proportions with an abundance of natural daylight via uPVC double glazed dormer style windows with full open field outlook that really needs to be seen to be fully appreciated, wall light points. With full sliding wadorbes to wall length leading through to a further, concealed storage area.

#### BEDROOM 3

12'10" x 10'7" (3.92m x 3.23m)  
With velux roof lights, with excellent room proportions throughout, wall light points.

#### HOUSE BATHROOM

With panel bath in white finish with centrally mounted mixer tap and retractable shower head, concealed cistem w.c, inset basin to vanity unit, full tiling to splashbacks, tiled floor covering, heated towel rail, inset spotlights to ceiling, Velux rooflight.

#### EXTERIOR

Located within the attractive and desirable setting close to Swanland water tower, this collection our four bedroomed detached houses remains a unique and modern development rarely presented for sale. Dedicated vehicular access provided via a generous driveway providing parking provision for numerous vehicles, within a well screened front perimeter boundary and well stocked boarders and edging. Established hedging features to the front with modern style fencing to the side boundary and access is granted to the property rear.

To the rear a block paved patio extends from the immediate building footprint, with generous laid to lawn garden with full open outlook, with post and rail fencing to the rear boundary and partial side boundary allowing the stunning open countryside views to continue. External tap and external up & downlighters around the property.

#### GARAGE

With electric up&over door, Ideal Logic wall mounted boiler.

#### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

#### PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

#### TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk www.onthemarket.com

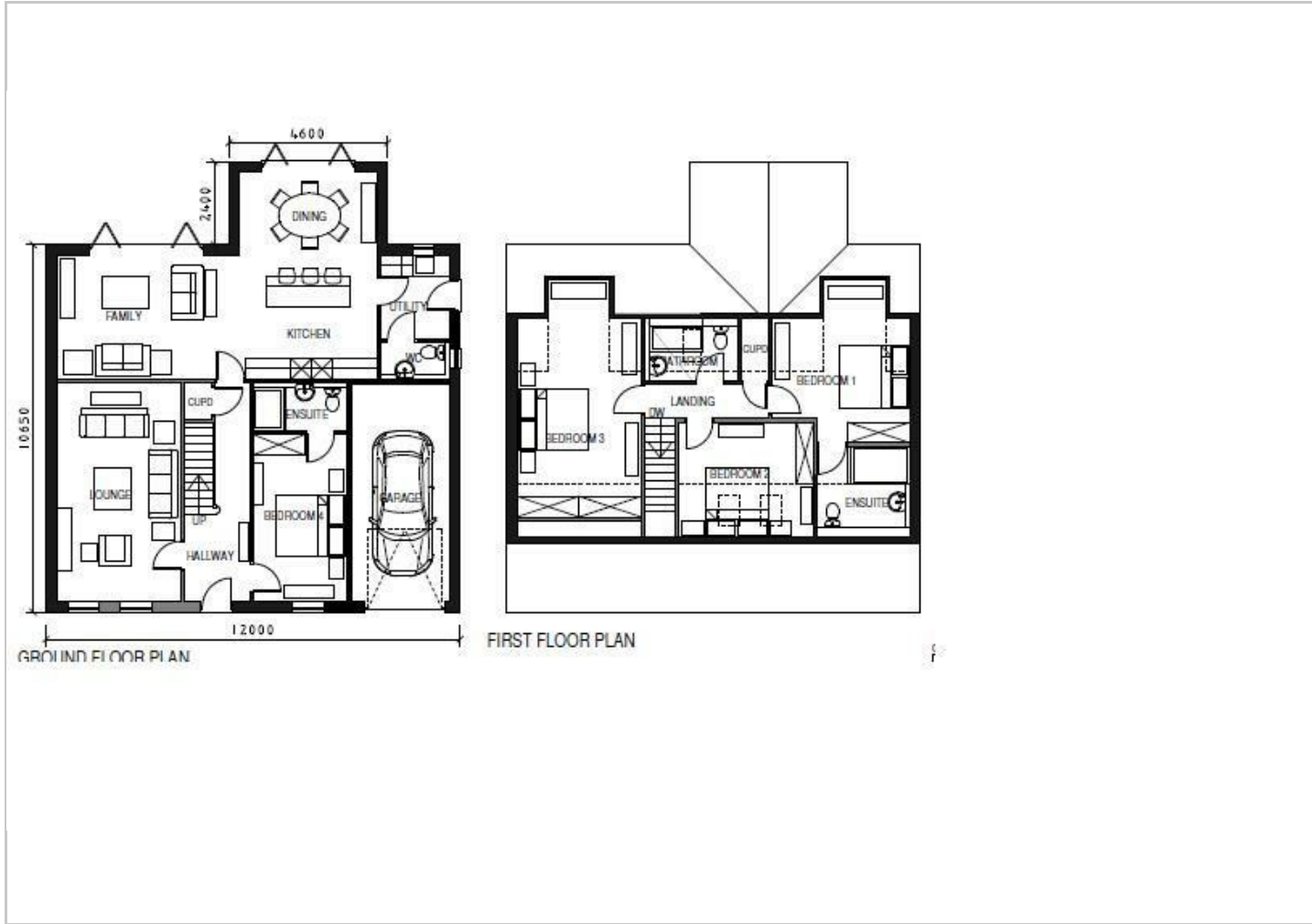
#### AGENTS NOTE

The property came originally with the benefit of an build warranty through Premier Guarantee with six years remaining, having originally been commissioned in 2017. An annual service charge of £300 per annum is levied for the maintenance and servicing of the pump station (common to the four plots) under the Water Tower Management Company Limited.





## Floor Plans



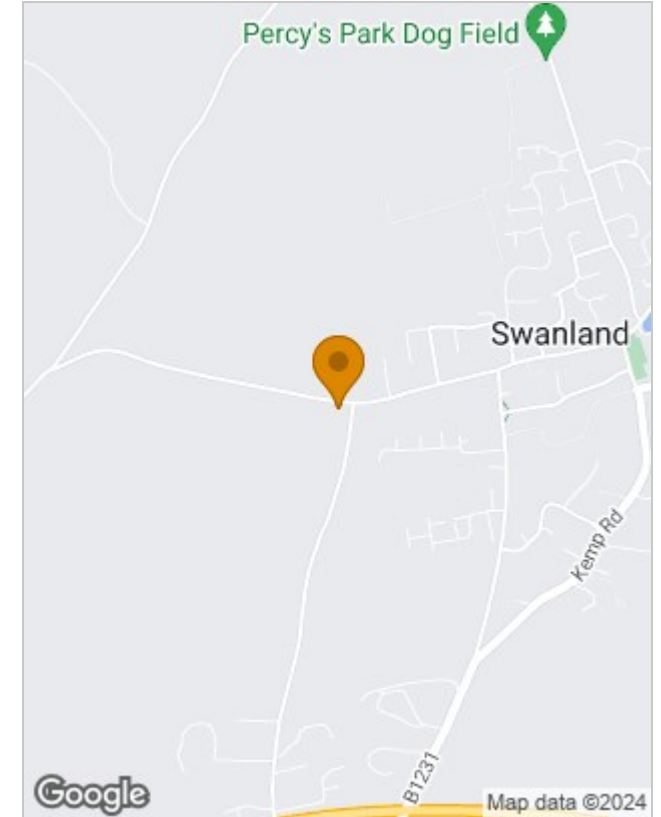
## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
 Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	92
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	